

Case Study # 1.7

Issue: Car repair limitations

Background: In a residential zone, a property owner or tenant may repair an automobile only if all the following requirements are met:

- Tenant or property owner must own the vehicle
- Repairs may only be conducted during daylight hours
- Repairs must take place in side or rear yard, unless the yard area is not accessible

Only minor repairs such as changing of tires, batteries, oil, replacement of brakes and engine tune-ups can be done. These repairs must be completed within 72 hours.

Any work that requires removal of engine or transmission is prohibited.

How Miami-Dade County enforces the Code:

- An immediate \$500 ticket is issued for major auto repairs
- The violator has 20 days from receipt of the ticket to comply or appeal it
- If the ticket is not appealed, it must be paid within 30 days of its receipt
- Penalties accrue and a lien may be placed on the property if the citation is not paid and compliance is not met

Instructions: Ask for 2 volunteers to be a County Representative and a County Resident

Time: 15 minutes

Players: Team Metro Code Enforcement Officer – Mr. Dudley Doright
County Resident – Mr. Joe Speedster

Scenario: A complaint was received at the local Team Metro Office about a residence owned and occupied by a Mr. Joe Speedster. Mr. Speedster has had his foreign import car on wheel ramps for over 2 weeks. Mr. Speedster has been working on and off in his unique sports car during these past 2 weeks. A neighbor, Ms. Ima Nosy, registered a complaint to the local Team Metro Office. Mr. Doright met with Mr. Speedster and issued him a \$500 ticket. Mr. Speedster told Mr. Doright that he was just changing the oil about 2 weeks ago and in the process broke a hose. He ordered the hose from the car manufacturer, however, it wasn't in stock and he would need to wait 2-3 weeks for the part to come into the U.S. He can't start the car and move it off the wheel ramps. Even after this explanation, Mr. Doright wouldn't budge since he was following the code by the letter of the law. At this point, Mr. Speedster was becoming irate, and Mr. Doright was starting to feel uncomfortable since Mr. Speedster was holding a wrench at the time.

Have two volunteers play Mr. Speedster and Mr. Doright and provide a win-win scenario. Mr. Doright what would you do?